

Pembroke

Pembroke is generally bounded by the Oak Park, Royal Oak Township and Ferndale city limits to the north, Seven Mile to the south, Livernois to the east and the Lodge Freeway (M-10) to the west. Pembroke is a primarily low-density residential community.

Pembroke is a stable community. Despite a seven-percent population loss between 1990 and 2000, Pembroke is one of only six communities in the City to have a positive change in the total number of housing units. Additionally, Pembroke has the third highest rate of home ownership and the third lowest vacancy rate in the City. Senior citizens represent a large percentage of the population.

□ Neighborhoods and Housing

Issues: While no one area of the community shows significant signs of decline, individual properties and homes are in need of varying degrees of repair. Additionally, large populations of elderly or single parent households are often unable to keep pace with the need for home maintenance and repair.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the area through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

□ Retail and Local Services

Issues: While the Livernois corridor is rather stable, opportunities for commercial diversification, development and growth remain.

GOAL 2: Increase the vitality of commercial thoroughfares

Policy 2.1: Attract a larger diversity of retailers along Livernois, especially the area south of Eight Mile.

GOAL 3: Increase the vitality of neighborhood commercial areas

Policy 3.1: Target the Seven Mile corridor with business improvement and retention programs.

2000 Census - Demographic Profile

Neighborhood **Pembroke**

Total Population

20,325

1990 Population

21,870

1990 to 2000 Change

-1,545

Percent Change

-7.06%

Race

White Only

319

1.57%

Black or African American
Only

19,591

96.39%

American Indian and Alaska
Native Only

28

0.14%

Asian Only

55

0.27%

Native Hawaiian and Other
Pacific Islander Only

11

0.05%

Other Race Only

104

0.51%

Two or More Races

217

1.07%

Hispanic Origin

Hispanic Origin (Any Race)

206

1.01%

1990 Hispanic Origin

117

1990 to 2000 Change

89

Percent Change

76.07%

Gender

Male

8,948

44.02%

Female

11,377

55.98%

Educational Attainment

Population 25 or older

13,812

67.96%

HS Graduate or Higher

11,026

79.83%

Assoc. Degree or Higher

3,533

25.58%

Age

Youth Population
(Under 18 Years Old)

4,948

24.34%

1990 Youth Population

4,861

1990 to 2000 Change

87

Percent Change

1.79%

0 to 4 Years Old

1,100

5.41%

5 to 10 Years Old

1,792

8.82%

11 to 13 Years Old

1,099

5.41%

14 to 17 Years Old

957

4.71%

18 to 24 Years Old

1,565

7.70%

25 to 44 Years Old

5,406

26.60%

45 to 64 Years Old

4,751

23.38%

65 Years Old and Older

3,655

17.98%

Households

Households

8,085

Average Household Size

2.51

Population in Group Quarters

23

0.11%

Population in Households

20,302

Family Households

5,409

66.90%

Married Couple Family

2,727

50.42%

Female Householder Family

2,254

41.67%

One Person Households

2,482

30.70%

Housing Units

Housing Units

8,392

1990 Housing Units

8,365

1990 to 2000 Change

27

Percent Change

0.32%

Vacant Housing Units

294

3.50%

Occupied Housing Units

8,098

96.50%

Owner Occupied

6,189

76.43%

Renter Occupied

1,909

23.57%

Housing Value

Owner Occupied Units

5,765

Less Than \$15,000

103

1.79%

\$15,000 to \$29,999

214

3.71%

\$30,000 to \$49,999

879

15.25%

\$50,000 to \$69,999

1,215

21.08%

\$70,000 to \$99,999

1,913

33.18%

\$100,000 to \$199,999

1,344

23.31%

\$200,000 or More

97

1.68%

Household Income

Less Than \$10,000

856

10.59%

\$10,000 to \$14,999

555

6.86%

\$15,000 to \$24,999

1,097

13.57%

\$25,000 to \$34,999

1,076

13.31%

\$35,000 to \$49,999

1,383

17.11%

\$50,000 to \$74,999

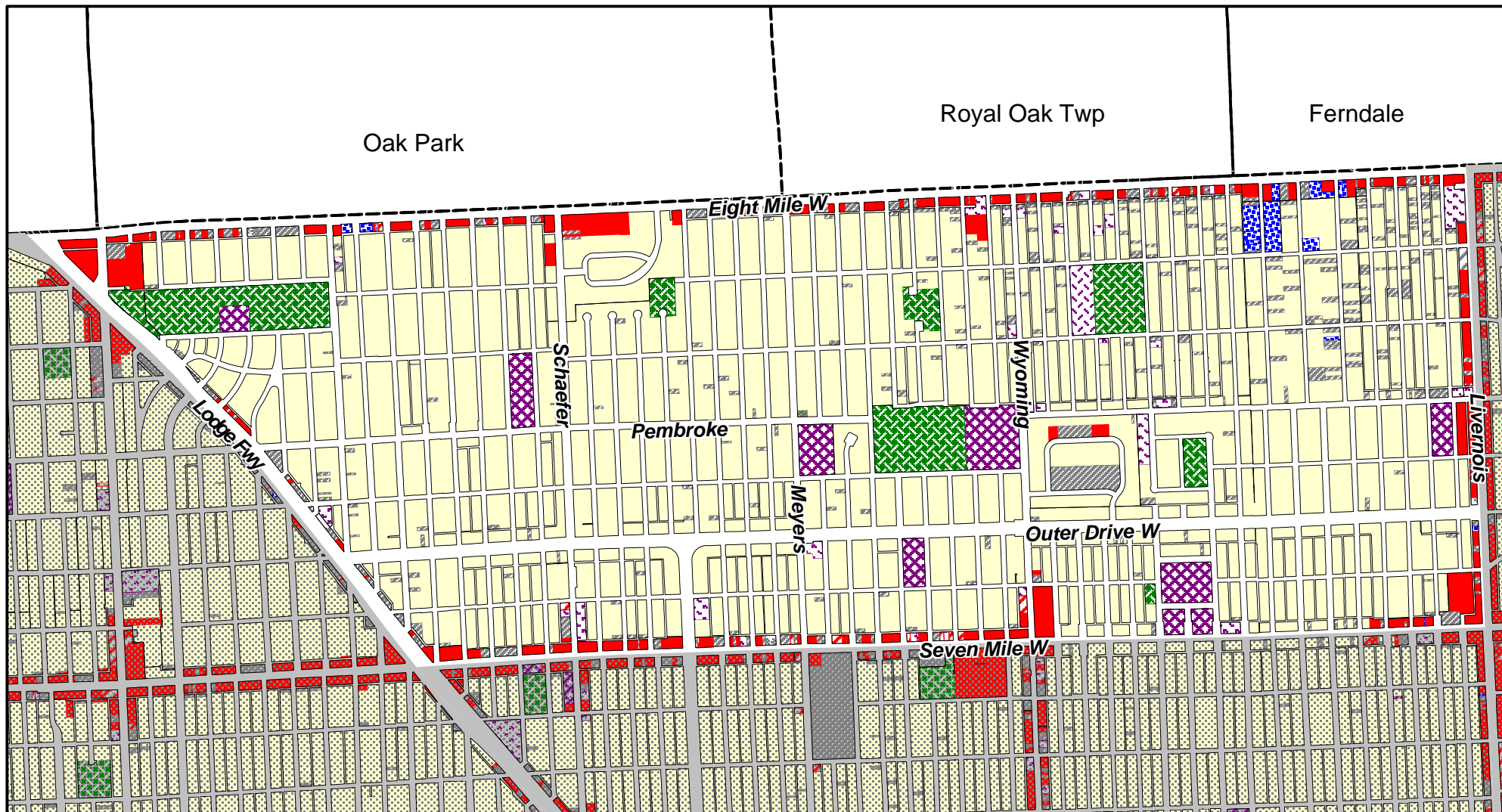
1,540

19.05%

\$75,000 or More

1,578

19.52%



Map 10-4A

City of Detroit
Master Plan of
Policies

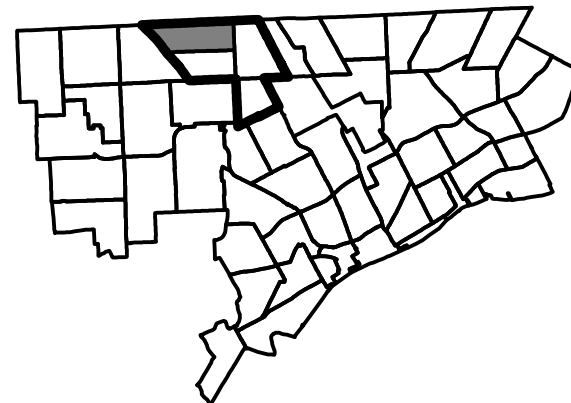
Neighborhood Cluster 10 Pembroke

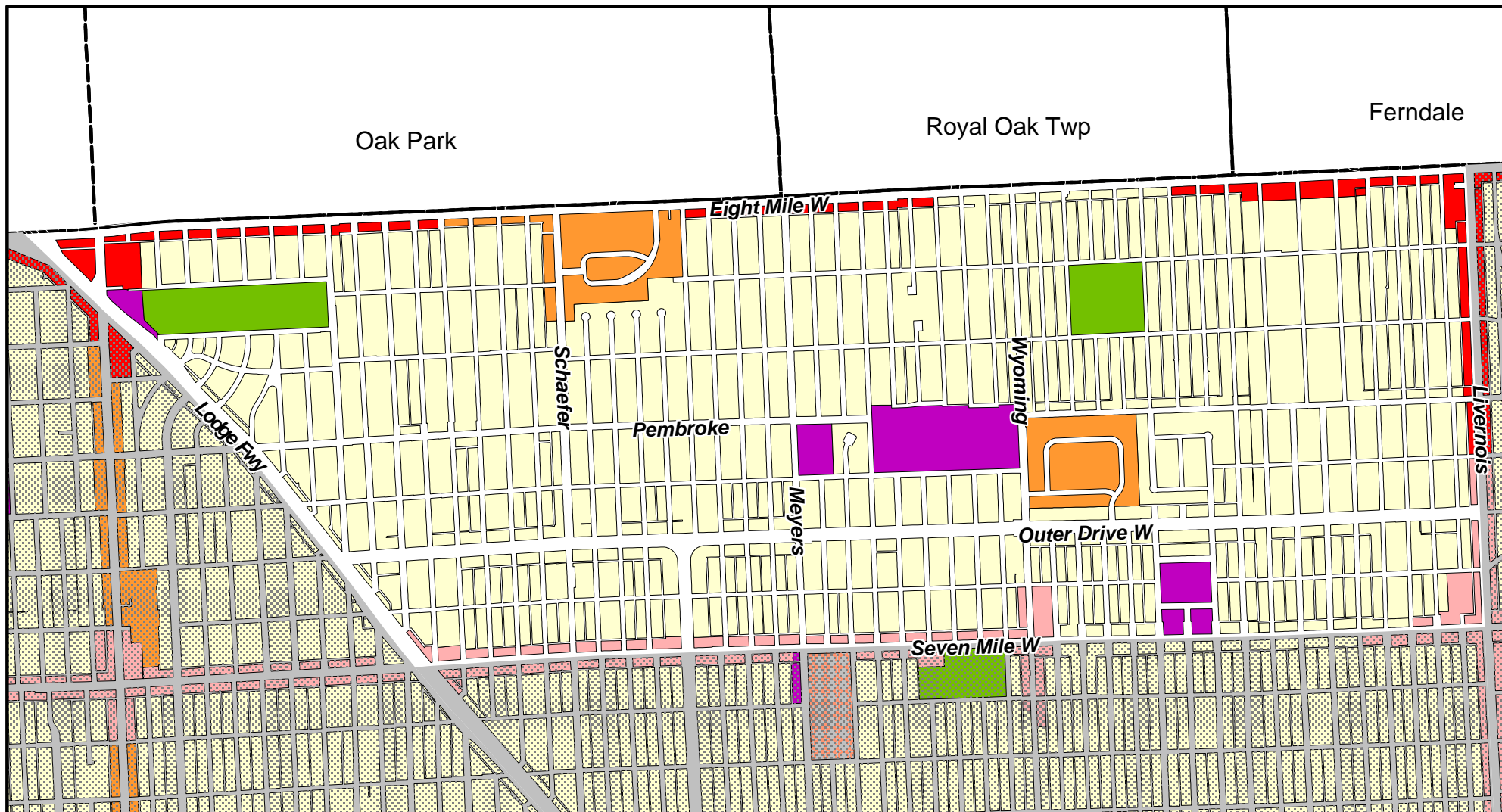


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 10-4B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 10 Pembroke



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

